

A Transfer of Development Rights Program can be structured to allow the City of Pittsburgh to:

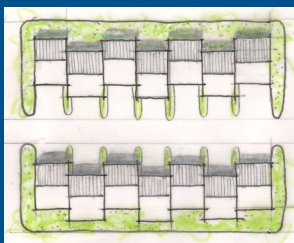
— Develop cost-effective Green Infrastructure to reduce Combined Sewage Overflows and help meet the region's EPA consent decree;

— Receive revenues from underutilized real estate assets (vacant and abandoned parcels);

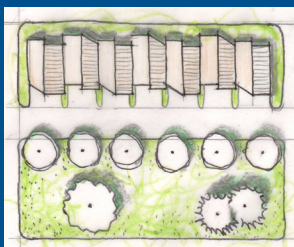
— Permanently protect open spaces in the City for gardens, green space and other public amenities; and,

— Improve the City's urban environment.

Typical
Development
(7 units—each side)



TDR
Development
with dedicated
open space
(14 units—one side)



Frequently Asked Questions

Q: Are only City-owned parcels under consideration in this TDR program?

A: Yes, initially. To pilot the TDR program, we suggest using parcels owned by the City and the URA.

Q: Who would administer the a TDR Program?

A: The City and URA could sell the development rights of parcels they own, and allocate the revenues to enhance vacant parcels for public benefit.

Q: Could revenue generated by selling development rights be used to help fund Green Infrastructure construction and maintenance?

A: Yes, such a Program could create a new source of private funding to address CSOs, and vacant lot issues.

Q: How will the City identify the best lands for effective stormwater controls?

A: Well-designed modeling systems have already located the best lands for cost-effective Green Infrastructure in the City and ALCOSAN service areas. Secondary properties can be useful for smaller-scale rainwater capture, gardens, parklets, etc.

To see a robust example of a TDR Program online, look up, King County TDR Property Map, Seattle WA.

ALLEGHENY
LAND TRUST
encourages
implementation of a
**TRANSFER of
DEVELOPMENT
RIGHTS
PROGRAM**
to support
**GREEN
INFRASTRUCTURE,
GARDENS &
GREEN SPACES**
in the
**CITY OF
PITTSBURGH**

How a TDR Program Works

Transfer of development rights (TDR) is a proven tool for planners, community groups, and developers to meet multiple objectives with win-win outcomes.

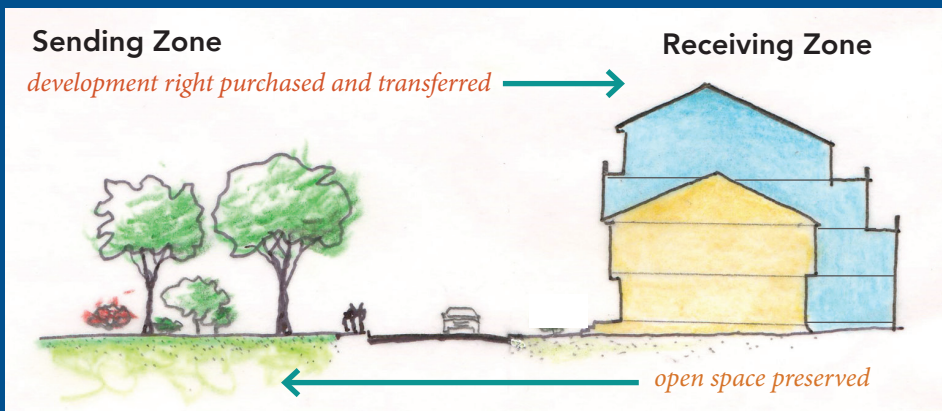
The rights to develop are transferred from one property to another. Private developers purchase development rights from parcels in the *Sending Zone* and transfer them to a property in the *Receiving Zone*. (See illustration below).

In exchange for purchasing development rights, developers receive attractive incentives, such as: increased square footage, shorter setbacks, reduced parking requirements.

Example....



Typical Development: low density housing, wide setbacks



TDR Development: higher density housing, shorter setbacks; and, open space preservation for public use and benefit.

ALT recognizes

4 existing "Problems"

and proposes *high-yielding* SOLUTIONS

There is an immediate need for the City to develop cost-effective solutions to reduce Combined Sewer Overflows. (Over 300 combined sewage outfall structures are located within the City of Pittsburgh). The City and URA own more than 12,000 vacant or abandoned parcels, some of which can be used to effectively collect stormwater runoff before it enters the combined sewage system or causes flooding.

Fixing the Combined Sewer Overflow problem is very expensive. With a TDR Program, the City could sell development rights from vacant parcels to generate a new stream of private revenue to help fund construction and maintenance of Green Infrastructure projects.

Currently, short-term agreements do not provide long-term land use protection for groups and individuals that transform vacant parcels into community assets, such as gardens, urban agriculture, or village greens. These amenities enhance quality of life and increase surrounding property values. TDR parcels from which development rights are transferred would be permanently protected.

Currently, 12,000 parcels contribute no tax revenue to the City, County and School District. Additional tax revenue can be generated when unused development rights from one parcel are transferred to another parcel, increasing the latter's assessed value.

Since 1993, Allegheny Land Trust has protected 1,800 acres of biologically diverse land in 26 municipalities in and around Allegheny County.



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